

## ZONING AND BUILDING AGENDA

APRIL 4, 2001

### NEW APPLICATIONS

242531 RODGER KIRKPATRICK, Owner, 611 East 219th Street, Chicago Heights, Illinois 60411, Application (SU-21-07; Z01033). Submitted by same. Seeking a SPECIAL USE in the I-3 Intensive Industrial District for a proprietor's residence to a masonry contractor office and yard in Section 27 of Bloom Township. Property consists of approximately .9 of an acre located on the north side of 219th Street approximately 897 feet west of Cottage Grove Avenue in Bloom Township. Intended use: Contractor's office and yard with storage of equipment (while not on job) and some materials to be used on jobs.

242532 WILLIAM AND NANCY MURPHY, Owners, 1580 South Roselle Road, Schaumburg, Illinois 60193, Application (No. SU-21-08; Z01037). Submitted by same. Seeking a SPECIAL USE in the C-4 General Commercial District for a proprietor's residence (existing) in Section 34 of Schaumburg Township. Property consists of approximately 0.83 of an acre located on the northwest corner of Roselle Road and Pratt Boulevard in Schaumburg Township. Intended use: Single family residence. No additional improvement proposed.

242533 MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Jolita Arzbaecher, as Trustee of the Irene Leonas Charitable Trust dated July 22, 1999, Jolita Arzbaecher, as Trustee of the Jolita Arzbaecher Trust dated September 22, 1993, Irene Leonas, as Trustee of the Irene Leonas Trust dated November 11, 1994 and Marquette National Bank, a national bank association, as Trustee under Trust Agreement dated May 16, 1983 and known as Trust No. 10475, 2208 Midwest Road, Oak Brook, Illinois 60523, Application (No. A-21-03; Z01038). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Family Residence District, R-7 General Residence District and C-4 General Commercial District for a Planned Unit Development (if approved under companion SU-21-09) for residential and commercial uses in Section 34 of Lemont Township. Property consists of approximately 132 acres located at the southwest corner of 131st Street and Parker Road in Lemont Township. Intended use: Residential and commercial uses.

242534 MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Jolita Arzbaecher, as Trustee of the Irene Leonas Charitable Trust dated July 22, 1999, Jolita Arzbaecher, as Trustee of the Jolita Arzbaecher Trust dated September 22, 1993, Irene Leonas, as Trustee of the Irene Leonas Trust dated November 11, 1994 and Marquette National Bank, a national bank association, as Trustee under Trust Agreement dated May 16, 1983 and known as Trust No. 10475, 2208 Midwest Road, Oak Brook, Illinois 60523, Application (No. SU-21-09; Z01039). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE in the R-5 Single Family Residence District, R-7 General Residence District, and C-4 General Commercial District (if granted under companion A-21-03) for a Conceptual Planned Unit Development of 339 single family homes, 105 townhome units and 4 acres of commercial use in Section 34 of Lemont Township. Property consists of approximately 132 acres located at the southwest corner of 131st Street and Parker Road in Lemont Township. Intended use: 339 Single Family Homes on 10,000 square feet lots/minimum, 105 Townhome Units, and 4 acres of commercial use.

242535 MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Walter and Maureen Zuschlag, 2208 Midwest Road, Oak Brook, Illinois, Application (No. A-21-04; Z01040). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Residence District, R-7 General Residence District and the C-4 General Commercial District for a Planned Unit Development (if granted under companion SU-21-10) in Section 35 of Lemont Township. Property consists of approximately 68 acres located at the north side of 131st Street approximately 1,320 feet west of Bell Road in Lemont Township. Intended use: Residential and commercial uses.

242536 MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Walter and Maureen Zuschlag, 2208 Midwest Road, Oak Brook, Illinois, Application (No. SU-21-10; Z01041). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE in the R-5 Single Family Residence District, R-7 General Residence District, and C-4 General Commercial District (if granted under companion A-21-04) for a Preliminary Planned Unit Development of 124 single family homes, 78 townhome units, and 3.4 acres of commercial use in Section 35 of Lemont Township. Property consists of approximately 68 acres located on the north side of 131st Street approximately 1,320 feet west of Bell Road in Lemont Township. Intended use: 124 Single Family Homes, 78 Townhome Units and 3.4 acres of commercial use.

242537 MICHAEL JACOBSEN, Owner, 135 East Lake-Cook Road, Palatine, Illinois 60074, Application (No. SU-21-11; Z01042). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the C-8 Intensive Commercial District to preserve existing uses in existing structures for seven (7) years, specifically enumerated as follows: two (2) caretaker's residences; one (1) night watchman's residence; contractor's offices and yards (including storage of tools, equipment and materials); boarding kennel, residential trailer; office trailer; outdoor parking of equipment and vehicles; nursery and other landscaping material storage; and raw material storage in Section 2 and 3 of Palatine Township. Property consists of approximately 6.276 acres located on the south side of Lake-Cook Road approximately 1,370 feet west of Rand Road in Palatine Township. Intended use: Unique use to preserve existing uses in existing structures for seven (7) years.

**THE ZONING BOARD OF APPEALS RECOMMENDATION:**

238117 DOCKET #7047 - CHICAGO TITLE & TRUST AS TRUSTEE UTA #094089, c/o Kanzler Farms, Owner, 810 Arlington Heights Road, Itasca, Illinois 60143, Application (No. SU-20-15; Z00105). Submitted by same. Seeking a SPECIAL USE to continue in the I-2 General Industrial District for 6 more years rock crushing operation in Section 32 of Hanover Township. Property consists of approximately 26 acres located on the north side of West Bartlett Road approximately 515 feet east of Tameling Court in Hanover Township. Intended use: A self-propelled, track mounted, portable rock crushing machine. **RECOMMENDATION:** That the application be approved with conditions as set forth.

The Village of Bartlett by resolution objected to the Special Use and would consistently object to the rock crushing operation as they had when the prior permit was issued.

The Zoning Board of Appeals also received a letter of objection from the Spring Lakes Mobile Home Estates, located approximately 2,000 ft. West of the subject property. The mobile home community feel that industrial zoning use no longer fits the community.

\* The next regularly scheduled meeting is presently set for Tuesday, April 17, 2001.